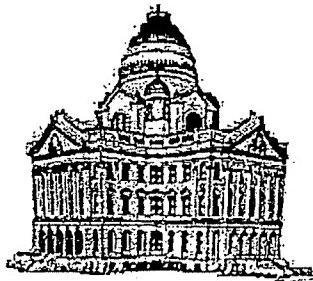


# EXHIBIT “A”

**JOAN HOGGARTH  
LUZERNE COUNTY CLERK OF RECORDS  
DIVISION OF JUDICIAL SERVICES AND RECORDS**



**Recorder of Deeds Division  
Luzerne County Courthouse  
200 N. River Street  
Wilkes-Barre, PA 18711  
(570) 825-1641**

**\*RETURN DOCUMENT TO:  
DOUGLAS BRUCE  
PO BOX 26018  
COLORADO SPRINGS, CO 80936  
PHONE: (719) 550-0010**

**Instrument Number - 201830674**

Recorded On 6/11/2018 At 11:03:32 AM

**\* Instrument Type - DEED EXEMPT**

Invoice Number - 956226 User ID: MJH

**\*Total Pages - 4**

**\* Grantor - COLLINS, HELEN P**

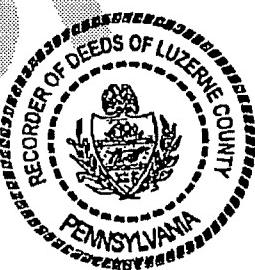
**\* Grantee - BRUCE, DOUGLAS**

**\* Customer - DOUGLAS BRUCE**

**\* FEES**

PA WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
COUNTY RECORDING FEE	\$13.00
COUNTY ARCHIVES FEE	\$2.00
RECORDER'S ARCHIVES FEE	\$3.00
HOUSING TRUST FUND	\$13.00
TOTAL PAID	\$71.75

I hereby CERTIFY that this document is  
Recorded in the Recorder of Deeds Office  
of Luzerne County, Pennsylvania



*Joan Hoggarth*  
Joan Hoggarth  
Clerk of Records  
Recorder of Deeds Division

PARCEL IDENTIFICATION NUMBER  
D11SE3-11-11-T  
Total Property Identification Numbers: 1

**THIS IS A CERTIFICATION PAGE**

**Do Not Detach**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.**

## QUITCLAIM DEED

THIS DEED is dated **MAY 14,**, 20 **18**, and is made  
between **HELEN COLLINS**

(whether one, or more than one), the "Grantor," of the \* **CITY OF COLORADO SPRINGS**  
County of **EL PASO** and State of **COLORADO**

and **DOUGLAS BRUCE**

(whether one, or more than one), the "Grantee," whose legal address is

**P.O. BOX 26018, COLORADO SPRINGS CO 80936**  
of the **CITY OF COLORADO SPRINGS** County of **EL PASO** and State of **COLORADO**

WITNESS, that the Grantor, for and in consideration of the sum of **NO**

DOLLARS, (\$ **)** ).

the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the **CITY OF PITTSBURGH**, County of

**— LUZERNE** and State of **Pennsylvania**, described as follows:

**PIN D 11 SE 3 - 11-11, PITTSBURGH CITY,  
COUNTY OF LUZERNE, STATE OF PENNSYLVANIA**

CERTIFIED PROPERTY IDENTIFICATION NUMBER		
<b>Pittsburgh City</b>		
PIN MAP <b>D11SE3</b> BLOCK <b>11</b> LOT <b>11</b>		
TRANSFER	DIVISION	
DATE <b>5-17-18</b> <b>00</b>		
MAPPING CLERK		

also known by street address as: **385 N. MAIN STREET, PITTSBURGH CITY, LUZERNE**  
and assessor's schedule or parcel number: **(PIN NUMBER) D 11 SE 3 - 11-11**

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

**Helen P. Collins**

REC Book 3018 Page 1014243

STATE OF COLORADO

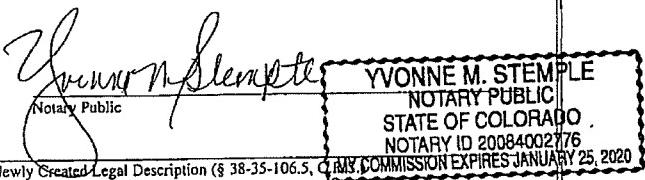
County of **EL PASO**

} ss.

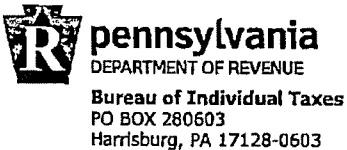
The foregoing instrument was acknowledged before me this **14<sup>th</sup>** day of **May**, 20 **18**  
by **Helen P. Collins**

Witness my hand and official seal.  
My commission expires: **01-25-2020**

\*Insert "City and" where applicable.



Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, COMMISSION EXPIRES JANUARY 25, 2020)



# REALTY TRANSFER TAX STATEMENT OF VALUE

201830674  
See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid	O
Book Number	3018
Page Number	104242
Date Recorded	6/11/18

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets.

A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT** - All inquiries may be directed to the following person:

Name	DOUGLAS BRUCE	Telephone Number:	719-550-0010
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Mailing Address	P.O. Box 26018	City	COLORADO SPRINGS
		State	CO
		ZIP Code	80936

**B. TRANSFER DATA**

Date of Acceptance of Document	MAY 14/ 2018
--------------------------------	--------------

Grantor(s)/Lessor(s)	HELEN P. COLLINS	Telephone Number:	Douglas Bruce
			719-550-0010

Mailing Address	632 LAKEWOOD CIRCLE	Mailing Address	P.O. Box 26018
City	COLORADO SPRINGS	City	COLORADO SPRINGS
State	CO	State	CO
ZIP Code	80910	ZIP Code	80936

**C. REAL ESTATE LOCATION**

Street Address	385 N. MAIN ST.	City, Township, Borough	PITTSTON
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County	LUZERNE	School District	PITTSTON AREA	Tax Parcel Number	D-115E-11-11
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**D. VALUATION DATA**

Was transaction part of an assignment or relocation?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
--	--

1. Actual Cash Consideration	0	2. Other Consideration	+ 0	3. Total Consideration	= 0
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4. County Assessed Value	73,500	5. Common Level Ratio Factor	X .97	6. Computed Value	= 71,295
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**E. EXEMPTION DATA** - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed	\$ 73,500	1b. Percentage of Grantor's Interest in Real Estate	100 %	1c. Percentage of Grantor's Interest Conveyed	100 %
---------------------------------	-----------	---	-------	---	-------

**2. Check Appropriate Box Below for Exemption Claimed.**

- |   |                    |                      |
|---|--------------------|----------------------|
| <input type="checkbox"/> Will or intestate succession.  | (Name of Decedent) | (Estate File Number) |
| <input type="checkbox"/> Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)  |                    |                      |
| <input checked="" type="checkbox"/> Transfer from a trust. Date of transfer into the trust <u>Nov. 2012</u>   |                    |                      |
| If trust was amended attach a copy of original and amended trust.   |                    |                      |
| <input checked="" type="checkbox"/> Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)   |                    |                      |
| <input type="checkbox"/> Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.) |                    |                      |
| <input type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)   |                    |                      |
| <input type="checkbox"/> Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)  |                    |                      |
| <input type="checkbox"/> Statutory corporate consolidation, merger or division. (Attach copy of articles.)  |                    |                      |
| <input checked="" type="checkbox"/> Other (Please explain exemption claimed.) <u>SEE ATTACHED AGREEMENT</u>   |                    |                      |

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
	June 4, 2018

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

## AGREEMENT

This agreement between business partners Helen Collins and Douglas Bruce is signed by them to reflect that bare nominal legal title will initially be recorded in the name of Collins because Bruce may be unavailable to handle certain transactions. This agreement applies to all out-of-state properties that have been or will be bought by Bruce with Bruce's money. Bruce is the equitable owner of these properties and a silent partner, and has the right to receive a transfer deed to each of them from Collins without charge upon request.

One such property is 385 N. Main in Pittston PA, an empty two-story building under contract to be purchased with Bruce's money in the name of Collins. If any claim is paid on the title insurance policy provided by seller, Collins agrees to turn over any such payment or income to Bruce. Collins will also keep Bruce notified of any legal papers filed regarding this property, and any other property under this agreement currently or in the future. A transfer by Collins to another party will be only with the consent of Bruce, and is in the nature of a power of attorney for that property. Collins is therefore holding bare legal title in trust for Bruce as a fiduciary duty.

Dated: October 30, 2012

Helen Collins  
Helen Collins

Douglas Bruce  
Douglas Bruce